



Site Specific Notes:

- The owner & developer of the property is P & C Williams Family Limited Partnership. The subject property is lot 1 of the Mitchell Lawrence Cavitt Subdivision. The property is zoned MU-2, Mixed Used General District.
- Proposed building is a single-story type IIb without sprinklers. The building is a total of 4,023 sf with a FP=310.50.
- This lot is not within the 100-yr floodplain according to the DIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 2, 2014.
- The developed area for this project is 0.319 acres (13,905 sf).
- Solid waste pickup will be providing by the collection truck collecting waste from an 90 gallon container on the side of the street.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.

Parking Analysis:

Proposed Improvements:

1,950	SF	Office Building
2,040	SF	Garage/Warehouse
2,150	SF	Total

New Required Parking:

- 5... 1 Space per 250 SF
- 2... 1 Space per 1,000 SF

7... Total Required

New Provided Parking:

- 4... Straight in Parking
- 3... Garage Parking
- 1... ADA Parking w/ Van Accessible

7... Total Provided

Construction Notes:

- Contractor is to verify the exact location and vertical positioning of existing utilities and service lines within the project area, whether shown on plans or not, at least 48 hrs. prior to any construction. Contractor is responsible for any damage done to existing facilities. call 1-800-dig-less.
- All radii and distances are measured to the back of curb unless otherwise noted.
- All site work is to be done in conformance with the City of Bryan Ordinance.
- All utility lines (water, gas, sanitary sewer, g.t.e., storm sewer, etc.) shown are taken from best available record information based on construction utility map documents obtained by from city & independent agencies and/or above ground field evidence. shown positions may not represent as-built conditions.
- The bearing system shown hereon is based on grid north as established from survey field data.
- Building Setback lines shall be in accordance with the City of Bryan Ordinance.

PRINGLE LENDELL MAC
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 1-3,
(S 150' OF)
0.5165 ACRES

CITY OF BRYAN
GPS MON. NO. 122
BEARS: N 48° 28' 30" W
1380.77'

SHELTON ANNETTE
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 4
0.2296 ACRES

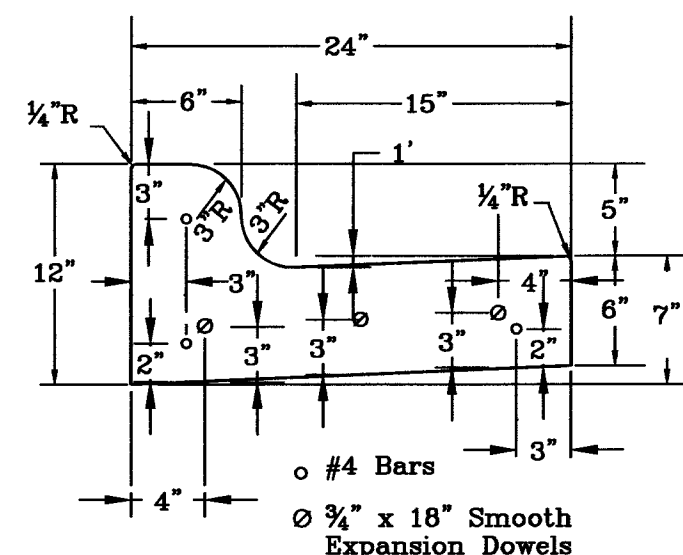
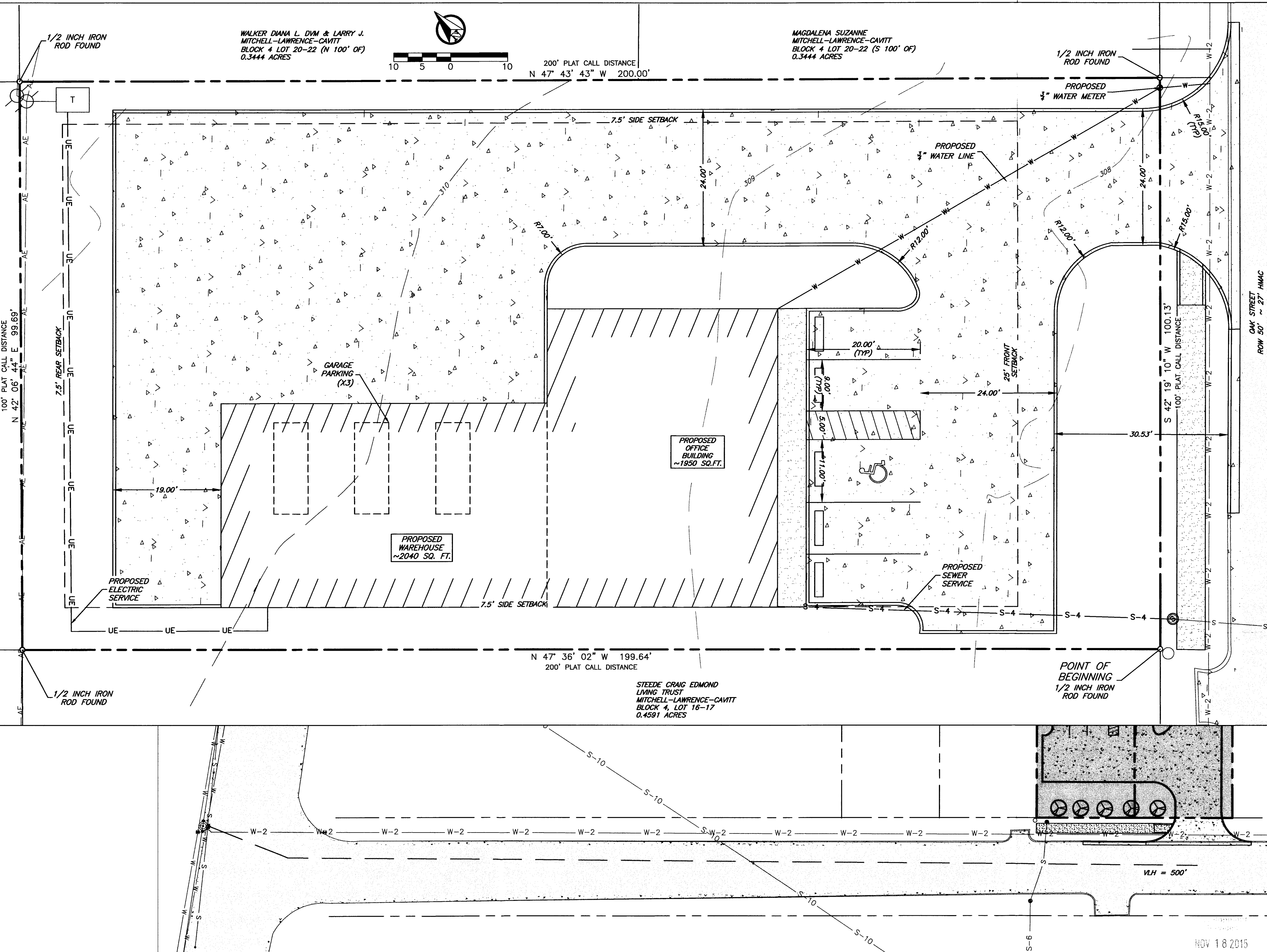
WMS CONSTRUCTION INC.
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 5 (42' OF)
0.1893 ACRES

ZETERINO LUIS MANUEL
HERNANDEZ
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 6, 8' OF 5,
& 29' OF 7
0.38 ACRES

WALKER DIANA L. DVM & LARRY J.
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 20-22 (N 100' OF)
0.3444 ACRES

MAGDALENA SUZANNE
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 20-22 (S 100' OF)
0.3444 ACRES

STEEDE CRAIG EDMOND
LIVING TRUST
MITCHELL-LAWRENCE-CAVITT
BLOCK 4, LOT 16-17
0.4591 ACRES



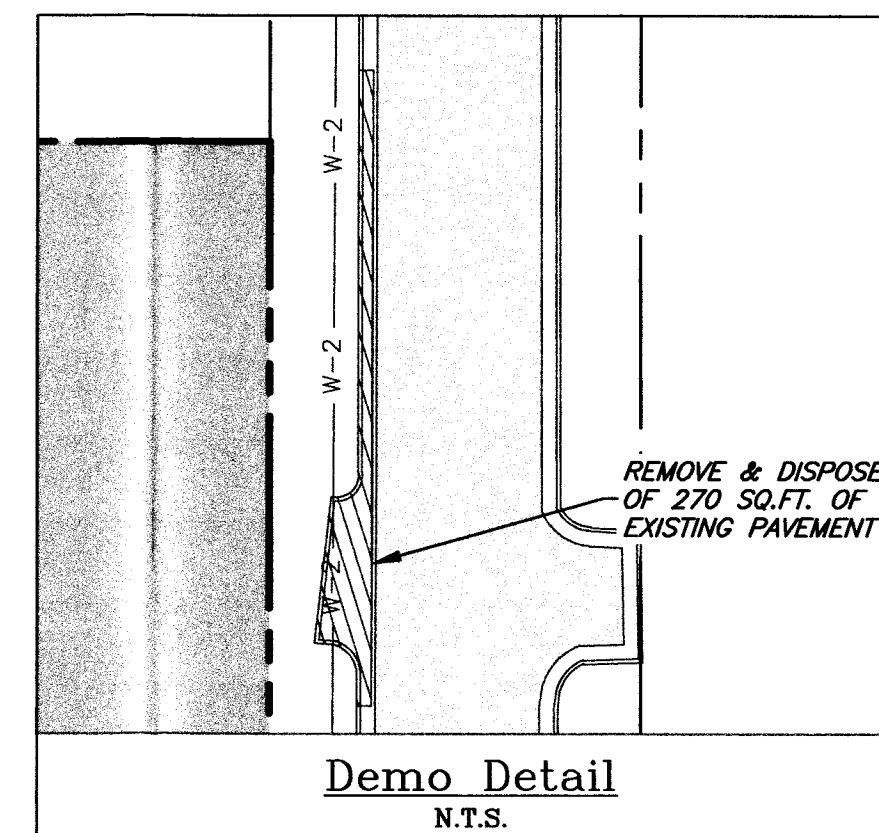
Driveway Raised Curb Detail
N.T.S.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call:	800-245-4545
Lone Star One Call:	800-689-8344
Texas Excavation Safety System (Digless)	800-344-8377
Bryan Texas Utilities	979-821-5865
Bryan Water Service	979-209-5900
Atmos Energy	979-774-2508
Verizon	979-821-4300
Suddenlink	979-846-2229



Demo Detail
N.T.S.

Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on Nov 18, 2015. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9251

Project Name and Address:

Williams Rental
412 Oak Street
Lot 18R, Block 4
Mitchell-Lawrence-Cavitt ~0.451 AC
Bryan, Brazos County, Texas

Date:

Nov 2015

Scale:

As Noted

Sheet:

C1